

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

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December 21, 2004

FROM: PATRICK J. MEAD, Director,
Department of Public Works - Regional Parks

CARL ALBAN, Director,
Architecture and Engineering

**SUBJECT: CALICO GHOST TOWN REGIONAL PARK--CALICO HOUSE RESTAURANT
RENOVATION**

RECOMMENDATION:

1. Award a \$831,000 construction contract to Current Enterprises, Inc. for the Calico Ghost Town Regional Park--Calico House Restaurant Renovation Project; and
2. Authorize the Director of Architecture and Engineering (A&E) to execute the Notice of Completion after acceptance of the work.

BACKGROUND INFORMATION: In 1966, Mr. Walter Knott, founder of Knott's Berry Farm, donated Calico Ghost Town to San Bernardino County. Calico Ghost Town is one of the few remaining original mining towns in the western United States. Each year, approximately 300,000 to 400,000 tourists visit the facility at Calico.

Calico Ghost Town Regional Park has historically provided food service to its patrons through the use of a number of vendors, including the Calico House Restaurant concession. The previous Calico House Restaurant concessionaire terminated his lease in 2002, and the building has since remained empty. This proposed project entails renovating and updating the restaurant with new kitchen equipment, HVAC system, interior cosmetic upgrades, and closing in a portion of the existing back porch for a bus driver's lounge. When these improvements are completed, Regional Parks will solicit proposals for the restaurant concession.

On September 14, 2004, the Board of Supervisors authorized A&E to advertise for bids for this project. A&E advertised for bids in the local newspaper and on the County website. Seven contractors attended a pre-bid meeting on October 7, 2004. On November 17, 2004, one bid was received from Current Enterprises, Inc. of Redlands for \$831,000. The contractors that did not bid indicated they were either too busy or that they did not have sufficient bonding available. Staff recommends that the Board award this contract to Current Enterprises, Inc. Even though only one bid was received, staff has determined that this bid is a fair and reasonable amount for this project.

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REVIEW AND APPROVAL BY OTHERS: This item has been approved as to legal form by County Counsel (Rex Hinesley, Chief Deputy, 387-5480, and Fiona Luke, Deputy County Counsel, 387-5474) on December 8, 2004, and reviewed by the County Administrative Office (Tom Forster, Administrative Analyst, 387-4635, and Lynn Chacon, Administrative Analyst, 387-5426) on December 10, 2004, and December 13, 2004, respectively.

FINANCIAL IMPACT: The estimated cost of this project is \$894,500 (construction contract of \$831,000, plus \$20,000 for project management/inspection costs, and \$43,500 already expended for the completed design). The construction costs will be financed by State Proposition 40 Funds (RKM RGP RGP). This project and its funding were included in the FY 2004/05 adopted budget (Fund RKM).

COST REDUCTION REVIEW: The County Administrative Office has reviewed this item and concurs with the Departments' recommendations because improvement of the Calico House Restaurant will enhance customer services and generate additional revenue for Calico Ghost Town Regional Park. In addition, this project is being financed with State Proposition 40 funds. Therefore, approval of this item will have no financial impact on the County General Fund.

SUPERVISORIAL DISTRICT: 1st.

PRESENTERS: Thomas A. Potter, Chief of Regional Parks, 387-2340; and Carl Alban, Director, A&E, 387-5025.